112.0	0004	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	743,700	/	743,700
USE VALUE:	743,700	/	743,700
ASSESSED:	743,700	/	743,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREEMAN JAMES & BETHNAY/TR
Owner 2:	FREEMAN FAMILY TRUST
Owner 3:	
Street 1:	66 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FREEMAN JAMES M II & BETHNAY -
Owner 2:	-
Street 1:	66 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1888 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9597.000	248,200		495,500	743,700
Total Card	0.220	248,200		495,500	743,700
Total Parcel	0.220	248,200		495,500	743,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.91 | /Parcel: 393.91

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
71228			10/16/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 112.0-0004-0006.0

!8693!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,200	0	9,597.	495,500	743,700		Year end	12/23/2021
2021	101	FV	240,000	0	9,597.	495,500	735,500		Year End Roll	12/10/2020
2020	101	FV	240,000	0	9,597.	495,500	735,500	735,500	Year End Roll	12/18/2019
2019	101	FV	200,600	0	9,597.	488,500	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	200,600	0	9,597.	375,200	575,800	575,800	Year End Roll	12/20/2017
2017	101	FV	200,600	0	9,597.	354,000	554,600	554,600	Year End Roll	1/3/2017
2016	101	FV	200,600	0	9,597.	325,600	526,200	526,200	Year End	1/4/2016
2015	101	FV	188,700	0	9,597.	304,400	493,100	493,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:45:33

LAST REV

Date	Time
09/04/19	10:45:28
apro	

USER DEFINED

Prior Id # 1:	71228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8693

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREEMAN JAMES M	66354-295		11/9/2015	Convenience	99	No	No		
TUNKEL ROMAN N/	58093-274		12/15/2011		430,000	No	No		
ZAND YELENA	36777-562		10/22/2002	Family	1	No	No		
MCNAIR BARBARA	29794-216		2/12/1999		227,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/1999	418	Add Bath	10,000					RAISE ROOF/ADD BAT

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/19/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
3/15/2012	MLS	EMK	Ellen K
12/5/2008	Meas/Inspect	163	PATRIOT
5/6/2000	Inspected	276	PATRIOT
2/7/2000	Measured	264	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9597		Sq. Ft.	Site		0	70.	0.74	6									495,539						495,500	

Total AC/HA:	0.22032	Total SF/SM:	9597	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	495,539	Spl Credit		Total:	495,500

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	90663
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359776
Depreciation:	111531
Depreciated Total:	248246

COMMENTS

OF=SINK IN BMT. low pitch=hst.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

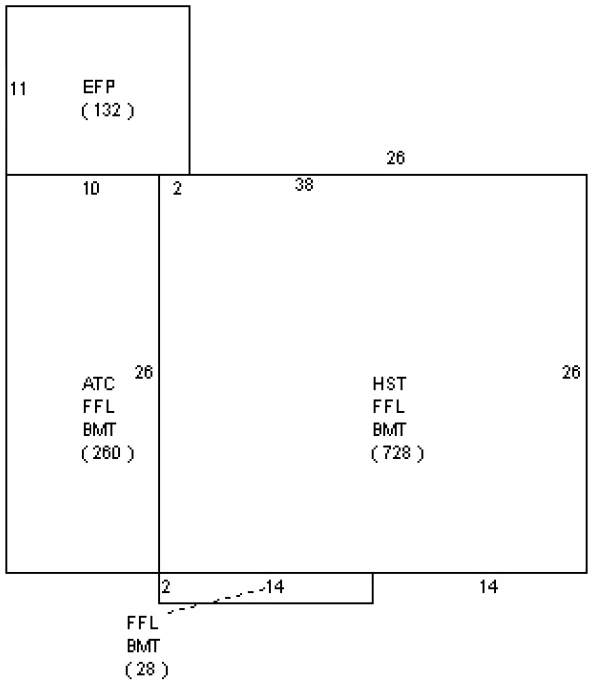
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	94.77
Final Total:	248200	Val/Su SzAd	168.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,016	51.160	51,975
FFL	First Floor	1,016	147.000	149,352
HST	Half Story	364	147.000	53,508
EFP	Enclos Porch	132	47.370	6,252
ATC	Attic	91	88.200	8,026

Net Sketched Area:	2,619			Total:	269,113
Size Ad	1471	Gross Area	3152	FinArea	1888

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: